

Delegated Report		Analysis sheet		Expiry Date:		04/12/2024	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nick Bell				2024/4783/T			
Application Address				Drawing Numbers			
10 Langland Gardens London NW3 6PR							
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
FRONT GARDEN: 1 x Pine (T3) - Reduce height by no more than 2.5m & lateral spread by no more than 1.5m. 1 x Pine (T4) - Reduce height by no more than 2.5m & lateral spread by no more than 1.5m.							
Recommendation(s):		Objection to notification of intended works to tree(s) in a conservation area.					
Application Type:		Notification of Intended Works to Tree(s) in a Conservation Area					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		None received.					
CAAC/Local groups* comments: *Please Specify		None received.					

Assessment

The s.211 notice is for the crown reduction of two black pine trees from the front garden of a residential property that is situated within the Redington Frogna Conservation Area.

The two pine trees are highly visible from the public realm and significantly contribute to the character and appearance of the conservation area. The trees are two of four black pine trees in the front garden of the property, the other two pine trees are subject to a TPO ref. H6 1954. The four trees collectively form a group and are visible from Langland Gardens and Lindfield Gardens.

The two trees are in at least fair condition physiologically and have a significant safe useful life expectancy. The trees form an important, uncommon landscape feature, provide habitat potential and help to combat climate change. This species is drought tolerant so is suited to the future climate of inner London.

Reducing the height of the trees by 2.5m and the spread of the trees would adversely affect the natural form of the trees. This would be harmful to the visual amenity the trees provide. The natural form of the trees would not grow back over time, the form would be permanently lost. Robust justification for the works has not been submitted.

In reference to Langland Gardens the Redington Frogna Conservation Area Character Appraisal and Management Plan 2022, section 4.17 states:

“Mature trees are in a property at the corner with Lindfield Gardens (sic), with smaller trees in some other gardens.”

10 Langland Gardens is a property at the corner with Lindfield Gardens.

The trees provide a high level of public amenity, the proposed works would be harmful to the character and appearance of the conservation area.

It is recommended that a tree preservation order be served to protect the amenity the trees provide and the character and appearance of the conservation area.